

WELCOME TO
4914 52 STREET
\$729,900

5791

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 19.1 X 13.1	Dining Room 9.6 X 13.6	Kitchen 9.7 X 13.1			BATHS	2 Full
Primary Bedroom 14.1 X 13.1	Bedroom 10.10 X 9.10	Bedroom 11.8 X 8.10	Bedroom 11.7 X 14.1		Storage	Basement Yes
Laundry Room 13.3 X 9.8				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL/PROPANE	Ceiling: R	Sq. Ft. 1732	Lot Size 9996
Annual Cost	Walls: R	Age 1970	Garage Detached
Litres Over Last 12 Mo.	Floor: R	Lot 7 & 8	Parking Paved Driveway
	Skirting: R	Block 26	
		Plan 65	Unit

SPECIAL FEATURES /FURNISHINGS:

Ever dreamt of living in the heart of the action, steps from the office, parks, restaurants and events? At 4914 52 street luxury meets location in this renovated downtown home situated only seconds from all amenities. This bright and spacious home features 4 beds and 2 full baths, has undergone extensive upgrades and has room to grow on its 10,000 square foot double lot. All 4 bedrooms are well sized with natural light pouring through the new windows. The detached garage and additional storage shed make tinkering or gardening in your raised garden beds a breeze. Enjoy the extra large deck or fire pit/seating area on summer nights while the dogs enjoy the huge fenced yard.

Upgrades: Flooring (Hardwood/laminate mix), PVC windows, Roof 2023, Hot water Tank 2023, Propane range, Oil tank 2022, Furnace 2022, All pex plumbing, Security system.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3490 2023

Tenure Fee Simple

Fees

Area Downtown

4914 52 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1731.15 sq ft



PREPARED: 2024/05/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



